



# RESIDENTIAL DEVELOPMENT UPDATE

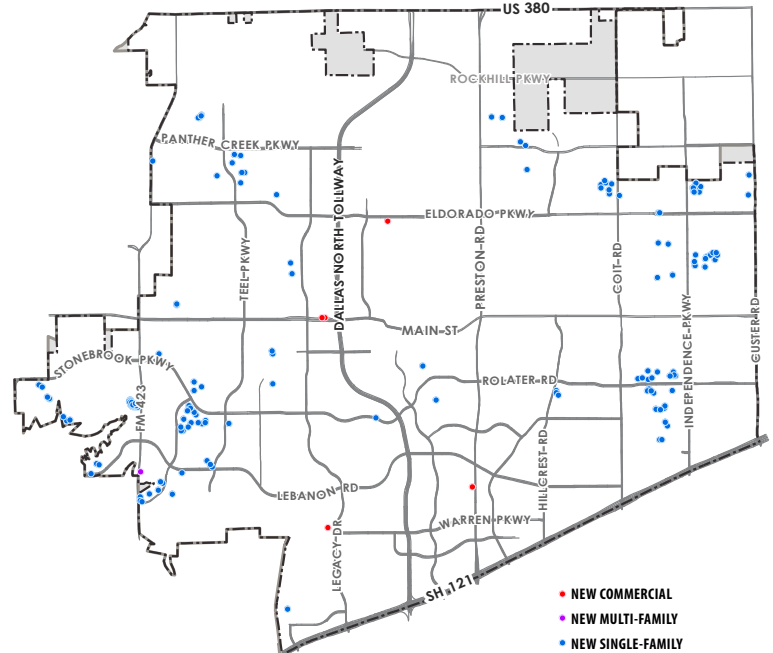
NOVEMBER 1, 2013

## DEVELOPMENT SERVICES DEPARTMENT

### PERMITS ISSUED IN OCTOBER 2013

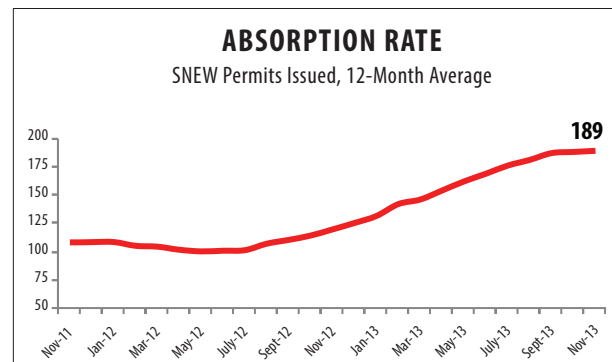
In October of 2013, Frisco issued 146 permits for new Single-Family residential units.

Month	2012	2013
JAN	65	192
FEB	94	135
MAR	114	221
APR	103	192
MAY	141	224
JUN	137	221
JUL	157	226
AUG	159	230
SEP	141	146
OCT	149	162
NOV	168	
DEC	147	
<b>TOTAL</b>	<b>1,575</b>	<b>1,949</b>



NOTE: The chart above shows permits issued excluding those voided or canceled (one-permit-per-home).

### LOT ABSORPTION RATE



12-month average: 189 /mo

This time last year: 119 /mo

6-month average: 202 /mo

### MOST ACTIVE IN OCTOBER

#### Neighborhoods:

- Frisco Lakes 33 permits
- Phillips Creek Ranch 20 permits
- Richwoods 13 permits
- Stonelake Estates 11 permits
- Lawler Park North 11 permits

#### Builders:

- Pulte 38 permits
- First Texas Custom 19 permits
- Highland 11 permits
- Landon 10 permits
- Darling 9 permits

This update provides a summary of residential development activity in Frisco as of the date of publication. Information shown represents a "snapshot" of activity as of a specific date (the 1st of the month).

The contents are estimates, which are continually updated with additional data and new and/or revised submittals, and are provided for informational purposes only.

Questions about the content of this update or suggestions for future issues? Call 972-292-5357 or e-mail bFrey@FriscoTexas.gov.

## SINGLE-FAMILY LOT INVENTORY

One measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). The Lot Inventory is an estimate of the number of single-family (SF) residential lots that are permit-ready. The Lot Pipeline represents the lots that are in the approval process (formal submittal received).

By dividing the number of lots by the average monthly permits issued (from the previous 12 months), we can estimate the months of inventory. Industry experts consider the market balanced at ~24 months of inventory.

**LOT INVENTORY:** 2,136 ↓

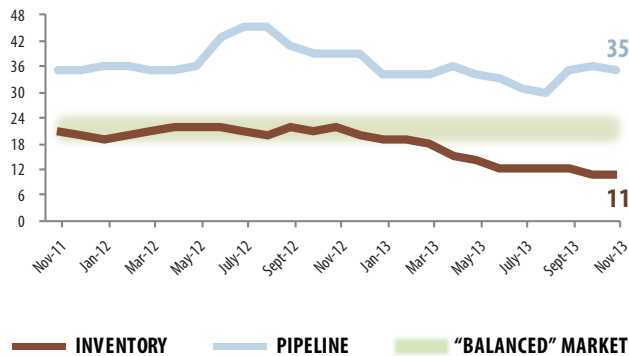
**Change of Inventory:** -2 MTM -538 YTY

**Months of Inventory:** 11 →

**Based on an Absorption Rate of:** 189 (SNEW/mo)

6-Month Average 202  
12-Month Average 189

### SF LOTS - MONTHS OF INVENTORY



**LOTS IN PIPELINE:** 6,534 ↓

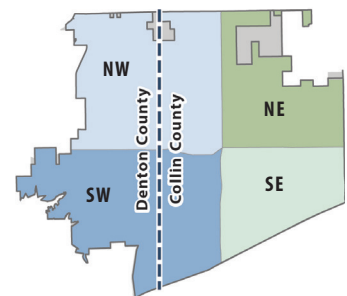
**Pipeline Change:** -148 MTM +1,917 YTY

**Months of Inventory in Pipeline:** 35 ↓

Stage in Pipeline:	LOTS	%	Months
PP – Preliminary Plat	2,820	43.2%	14.9
CS – Construction Set	3,374	51.6%	17.9
FP – Final Plat	340	5.2%	1.8

## DISTRIBUTION:

BY COUNTY	COLLIN		DENTON		TOTAL
SF Housing Units	23,006	57.6%	16,965	42.4%	39,971
Under Construction	560	48.2%	603	51.8%	1,163
Lot Inventory	1,008	47.2%	1,128	52.8%	2,136
Pipeline	3,229	49.4%	3,305	50.6%	6,534
<b>TOTAL</b>	<b>27,803</b>	<b>55.8%</b>	<b>22,001</b>	<b>44.2%</b>	<b>49,804</b>



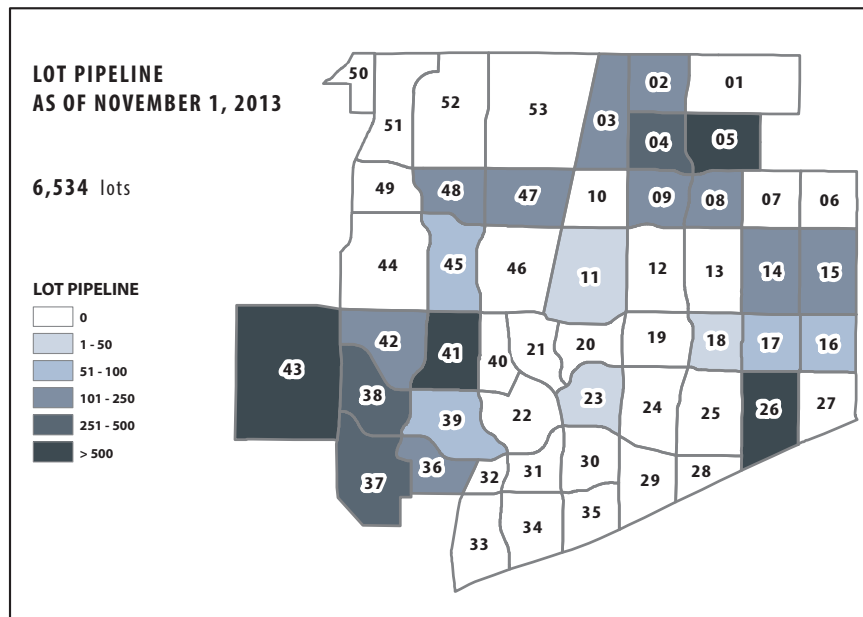
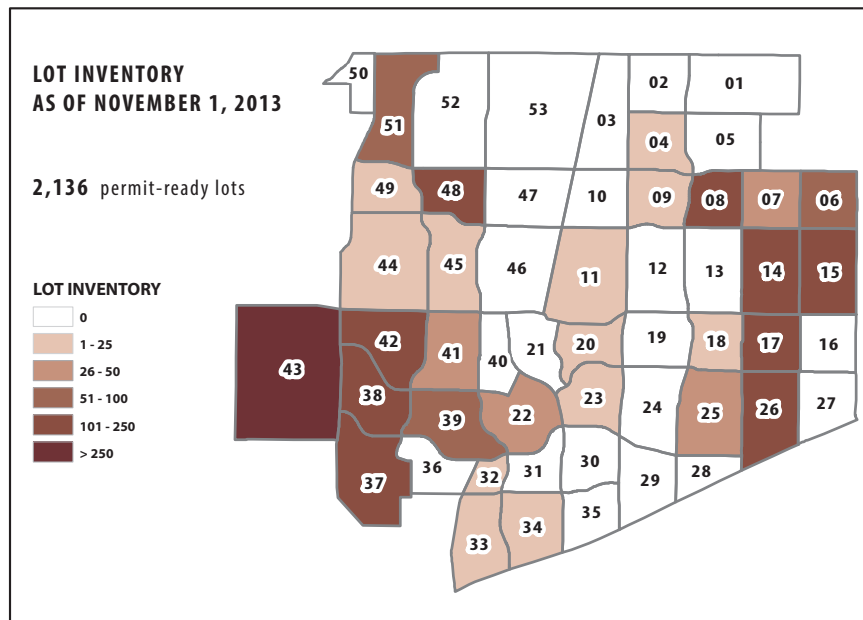
BY QUADRANT	NE		SE		SW		NW	
SF Housing Units	5,567	13.9%	11,607	29.0%	12,204	30.5%	10,593	26.5%
Under Construction	299	25.7%	269	22.7%	487	41.1%	120	10.1%
Lot Inventory	592	27.7%	346	16.2%	919	43.0%	241	11.3%
Pipeline	2,361	36.1%	720	10.8%	3,110	46.5%	505	7.6%
<b>TOTAL</b>	<b>8,819</b>	<b>17.7%</b>	<b>12,896</b>	<b>25.9%</b>	<b>16,648</b>	<b>33.4%</b>	<b>11,443</b>	<b>23.0%</b>

NOTE: The quadrant boundaries are Main Street and Preston Road

## LOT INVENTORY BY NEIGHBORHOOD UNIT

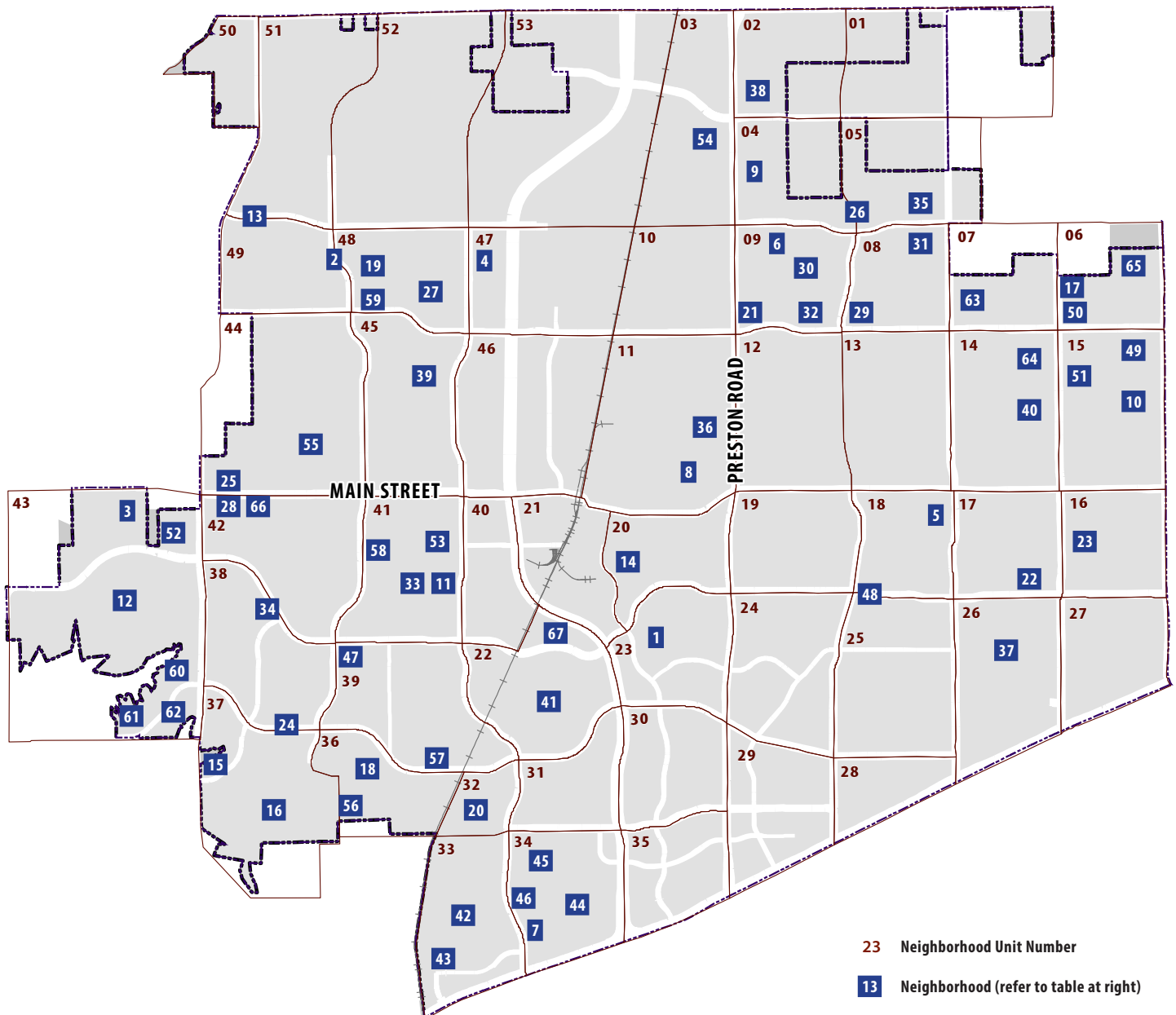
The City tracks development by several geographic areas including by County, Quadrant, and Neighborhood Unit. The Neighborhood Units (NU), labeled on the maps below, generally follow major roadways and allow a quick visual reference for development “hot spots.” For Lot Inventory (LI) and Pipeline (PL), this is an indicator of where development is most likely to occur next.

Note: On the maps below, the darker the color, the greater the number of lots.



NU #	LI	PL
2		195
3		114
4	19	329
5		1,050
6	73	
7	37	
8	149	238
9	17	193
11	4	22
14	131	137
15	166	219
16		94
17	122	75
18	3	29
20	8	
22	48	
23	23	15
25	28	
26	166	519
32	4	
33	13	
34	14	
36		212
37	117	442
38	222	273
39	52	62
41	37	527
42	173	215
43	291	1,205
44	10	
45	18	56
47		131
48	114	182
49	22	
51	55	
<b>TOTAL</b>	<b>2,136</b>	<b>6,534</b>

## LOT INVENTORY & PIPELINE ESTIMATES BY NEIGHBORHOOD



The numbers on the map above correspond to the table on the following page. The table shows the number of lots submitted to date (not including future phases), the Lot Inventory (permit-ready lots), and number of lots in the Pipeline.

The table on pages 7 - 8 provides more details on projects in the Pipeline, including phasing and stage of development. For more information on the development process, refer to the chart on page 2.

#	NU	NEIGHBORHOOD	TOTAL LOTS	LI	PL
1	23	Chapel Creek	273	23	15
2	48, 49	Christie Ranch	479	32	56
3	43	Church Property (aka Malibu)	351		351
4	47	Cobb Farm	280		131
5	18	Creeks on Coit	82	3	
6	9	Creeside at Preston	824	5	91
7	34	Creeside at Stonebriar	138	5	
8	11	Creeside Village	22		22
9	4	Crown Ridge	385	13	242
10	15	Custer Creek Farms	97	8	
11	41	Diamond Point Estates	51		51
12	43	Frisco Lakes	2,644	192	854
13	49, 51	Grayhawk	1,948	65	
14	20	Hickory Springs	84	8	
15	37	Highland Ridge	117	34	
16	37	Hills of Kingswood	234	74	111
17	6	Independence Estates	83	69	
18	36	Kingswood Village	199		198
19	48	Knolls of Frisco	234	6	
20	32	Lakes on Legacy	509	4	
21	9	Latera	126	1	68
22	17	Lawler Park North	344	122	75
23	16	Liberty Crossing	94		94
24	37, 38, 39	Lone Star Ranch	484	32	137
25	44	Meadow Creek	190	9	
26	4, 5	Miramonte	754	8	671
27	48	Newman Village	383	88	96
28	42	Oakmont at Frisco	105		105
29	8	Panther Creek Estates	1,073	93	
30	9	Panther Creek, Dominion at	402	8	34
31	8	Panther Creek, Ridgeview at	356	56	238
32	9	Panther Creek, The Village at	438	3	
33	41	Park Place Estates	445	14	99

#	NU	NEIGHBORHOOD	TOTAL LOTS	LI	PL
34	37, 38, 42	Phillips Creek Ranch	1,183	370	544
35	5	Prairie View	466		466
36	11	Preston Estates	77	4	
37	26	Richwoods	1,159	166	519
38	2	Rockhill at Preston	195		195
39	45	Shaddock Creek	690	18	56
40	14	Sorano	130	32	
41	22	Starwood	864	8	
42	33	Stonebriar	531	2	
43	33	Stonebriar Country Club	95	11	
44	34	Stonebriar Creek Estates	70	4	
45	34	Stonebriar Park, Villages of	692	4	
46	34	Stonebriar, The Chase at	133	1	
47	39	Stonebrook Crossing	67	51	
48	25, 18	Stonebryck Manor	76	28	39
49	15	Stonelake Estates	281	1	
50	6	Stonelake Estates West	383	3	
51	15	Stonelake Estates, Villages of	692	157	219
52	43	Stonewater Crossing	243	30	
53	41	The Canals at Grand Park	377		377
54	3	The Heights at Rockhill	114		114
55	44	The Trails	2,052	1	
56	36	Twin Creeks	109		109
57	39	Verde Village	14	1	
58	41	Village Lakes	267	23	
59	48	Villas at Belle Creek	30		30
60	43	Waterstone, The Landing at	136	2	
61	43	Waterstone, The Shores at	156	66	
62	43	Waterstone, Vistas at	130	1	
63	7	Willow Bay	674	37	
64	14	Willow Bay South	557	99	137
65	6	Winding Creek Estates	244	1	
66	42	Windsor Place	186	2	
67	22	Wyndors Pointe	65	40	

TOTAL LOTS = LOTS SUBMITTED (does not include future phases)

LI = LOT INVENTORY | PL = PIPELINE

## LOT PIPELINE ESTIMATES BY NEIGHBORHOOD

NEIGHBORHOOD	SUBDIVISION PLAT	PP	CS	FP
CHAPEL CREEK	CHAPEL CREEK, PH 3A		15	
CHRISTIE RANCH	CHRISTIE RANCH, PH 2D			56
CHURCH PROPERTY	CHURCH PROPERTY, PH 1	99		
	CHURCH PROPERTY, PH 2	70		
	CHURCH PROPERTY, PH 3	56		
	CHURCH PROPERTY, PH 4	62		
	CHURCH PROPERTY, PH 5	64		
COBB FARM	COBB FARM, PH 3A		60	
	COBB FARM, PH 3B		71	
CREEKSIDE AT PRESTON	BELMONT WOODS (CREEKSIDE AT PRESTON, PH 4C)		91	
CREEKSIDE VILLAGE	CREEKSIDE VILLAGE		22	
CROWN RIDGE	CROWN RIDGE, PH 3B		72	
	CROWN RIDGE, PH 4A	87		
	CROWN RIDGE, PH 4B	83		
DIAMOND POINTE ESTATES	DIAMOND POINTE ESTATES		51	
FRISCO LAKES	FRISCO LAKES - VILLAGE 1		61	
	FRISCO LAKES - VILLAGE 2	37		
	FRISCO LAKES - VILLAGE 3	91		
	FRISCO LAKES - VILLAGE 4		108	
	FRISCO LAKES - VILLAGE 5, PH 1		50	
	FRISCO LAKES - VILLAGE 5, PH 1	64		
	FRISCO LAKES - VILLAGE 7		106	
	FRISCO LAKES - VILLAGE 24, PH 2B		16	
	FRISCO LAKES - VILLAGE 30		145	
	FRISCO LAKES - VILLAGE 31	141		
	FRISCO LAKES - VILLAGE 32	35		
HILLS OF KINGSWOOD	HILLS OF KINGSWOOD, PH 2A		60	
	HILLS OF KINGSWOOD, PH 2B	51		
KINGSWOOD VILLAGE	KINGSWOOD VILLAGE, PH 1		46	
	KINGSWOOD VILLAGE, PH 2		61	
	KINGSWOOD VILLAGE, PH 3		41	
	KINGSWOOD VILLAGE, PH 4		50	
LATERA	LATERA, PH 2		36	
	LATERA, PH 3	32		
LAWLER PARK NORTH	THE CROSSING AT LAWLER PARK, PH 3A		39	
	THE CROSSING AT LAWLER PARK, PH 3B		36	
LIBERTY CROSSING	LIBERTY CROSSING		94	
LONE STAR RANCH	QUAIL MEADOW VILLAGE, PH 3		62	
	THE PRESERVE @ LONE STAR RANCH		75	
MIRAMONTE	MIRAMONTE, PH 1B	87		
	MIRAMONTE, PH 2	254		
	MIRAMONTE, PH 3	117		
	MIRAMONTE, PH 4	100		
	MIRAMONTE, PH 5	113		
NEWMAN VILLAGE	NEWMAN VILLAGE, PH 2B			96

NEIGHBORHOOD	SUBDIVISION PLAT	PP	CS	FP
<b>OAKMONT AT FRISCO</b>	OAKMONT AT FRISCO			105
<b>PANTHER CREEK, DOMINION AT</b>	DOMINION AT PANTHER CREEK, PH 4C		34	
<b>PANTHER CREEK, RIDGEVIEW AT</b>	RIDGEVIEW AT PANTHER CREEK, PH 2		140	
	RIDGEVIEW AT PANTHER CREEK, PH 3		98	
<b>PARK PLACE ESTATES</b>	PARK PLACE ESTATES, PH 2			53
	PARK PLACE ESTATES, PH 3	46		
<b>PHILLIPS CREEK RANCH (PCR)</b>	PHILLIPS CREEK RANCH, PH 4A		115	
	PHILLIPS CREEK RANCH, PH 4B		158	
	MAINVUE, PH 1		81	
	MAINVUE, PH 2		80	
	WATERTON, PH 2		29	
	WATERTON, PH 3		30	
	WESTON, PH 2	51		
<b>PRAIRIE VIEW</b>	PRAIRIE VIEW, PH 1	174		
	PRAIRIE VIEW, PH 2	204		
	PRAIRIE VIEW, PH 3	88		
<b>RICHWOODS</b>	RICHWOODS, PH 11B	40		
	RICHWOODS, PH 11C	15		
	RICHWOODS, PH 14		79	
	RICHWOODS, PH 16		56	
	RICHWOODS, PH 17		66	
	RICHWOODS, PH 18		55	
	RICHWOODS, PH 19		85	
	RICHWOODS, PH 20		76	
	RICHWOODS, PH 21	47		
<b>ROCKHILL</b>	ROCKHILL AT PRESTON	195		
<b>SHADDOCK CREEK</b>	SHADDOCK CREEK ESTATES, PH 6B		56	
<b>STONEBRYCK MANOR</b>	STONEBRYCK MANOR, PH 2		29	
<b>STONELAKE ESTATES</b>	VILLAGES OF STONELAKE ESTATES, PH 3		107	
	VILLAGES OF STONELAKE ESTATES, PH 4A		42	
	VILLAGES OF STONELAKE ESTATES, PH 4B	70		
<b>THE CANALS AT GRAND PARK</b>	THE CANALS AT GRAND PARK, PH 1B NORTH		123	
	THE CANALS AT GRAND PARK, PH 2 NORTH	102		
	THE CANALS AT GRAND PARK, PH 1B SOUTH		135	
	THE CANALS AT GRAND PARK, PH 2B SOUTH	17		
<b>THE HEIGHTS AT ROCKHILL</b>	THE HEIGHTS AT ROCKHILL	114		
<b>TWIN CREEKS</b>	TWIN CREEKS, PH 1		95	
	TWIN CREEKS, PH 2	14		
<b>VILLAS AT BELLE CREEK</b>	VILLAS AT BELLE CREEK			30
<b>WILLOW BAY SOUTH</b>	THE ARBORS AT WILLOW BAY SOUTH, PH 4		137	
<b>TOTAL</b>		<b>2,820</b>	<b>3,374</b>	<b>340</b>

## MF AND MXD PROJECTS IN THE PIPELINE

7 MF/MXD IN THE PIPELINE				MF	MXD	UNITS RELEASED
SW	B11-2741	NEARING COMPLETION	COOL SPRINGS, PH 2 8100 Gaylord Pkwy		290	88
SW	B12-1232	UNDER CONSTRUCTION	AMALFI @ STONEBRIAR COMMONS, PH 1 5275 Town & Country Dr		395	
NW	B12-1107	UNDER CONSTRUCTION	THE EMERSON @ FRISCO MARKET CENTER E side of Legacy, N of Main		410	
SW	B13-1604	PERMIT ISSUED	AVENUES of PHILLIPS CREEK RANCH NEC FM 423 & Stewart Creek Rd	352		
SW	SP13-0043	SP APPROVED	AMLI @ THE BALLPARK, PH 2 Avenue of the Stars & IKEA Dr		365	
SW	PSP13-0022	PSP UNDER REVIEW	WATERMERE @ THE CANALS AT GRAND PARK Cotton Gin & Canal Street		238	
SW	SP13-0068	SITE PLAN UNDER REVIEW	CHAPEL CREEK APARTMENTS	304		
				656	1,698	
TOTAL:				2,354		88

### NOTES:

- 1 In Frisco, Multi-Family (MF) developments are generally medium density (15-19 units/acre), garden-style apartments where there is a predominance of surface parking. Mixed Use Residential (MXD) developments are generally higher density apartments consisting of four stories and where there is a predominance of structured parking. The ground floor of the MXD developments may consist of residential units, non-residential uses (typically retail), or flex space.
- 2 Projects listed are currently in the review/approval process or have obtained entitlements to the point where they have little or no review required prior to pulling a building permit. A separate list is maintained for potential future projects with zoning in place and/or pre-submittal meetings have occurred but no formal submittal.
- 3 The Canals at Grand Park rezoning is approved; individual parcels will be added to the Pipeline listing as they come in for review. The project will include Mixed-Use, Single Family and Assisted Living, for a total of 1,974 residential units. For more info on this project, including a master plan graphic, go to: [www.FriscoTexas.gov/Departments/PlanningDevelopment/Planning/Pages/Z12-0019.aspx](http://www.FriscoTexas.gov/Departments/PlanningDevelopment/Planning/Pages/Z12-0019.aspx).
- 4 Units Released are completions with a Certificate Occupancy (released for occupancy).

 UNITS BEING RELEASED FOR OCCUPANCY

 UNDER CONSTRUCTION

 PERMIT PULLED